

Schieveling Plantation

Annual Meeting Minutes 2020

Saturday, September 12, 2020 at 10:00 AM

Board Members Present: Chris Gilbert, Denis Lesiur, Joe Lucas, ARB, other?

Others Present: Jessica Turner, Association Manager, IMC Charleston, LLC

Call to Order: Meeting was held at common area outside clubhouse. Meeting was called to order at 10:05am

Welcome and Acknowledgement: Chris Gilbert provided an initial introduction of the board and community management personnel attending the meeting.

Certification of Quorum: Jessica Turner of IMC Charleston, LLC stated for the minutes that a quorum was achieved for the purpose of conducting business in accordance with the By-Laws based.

Approval of Minutes: The minutes from the 2019 Annual Membership meeting were presented for approval. A motion was made to approve minutes as presented. All members present were in favor and the motion passed.

President's Report: Chris Gilbert thanked all present. He was glad to see the pool was finally able to open, though with certain changes due to Covid -19. As struggles with compliance have been an issue, he was happy to welcome IMC to assist in some of this oversight.

Financial Review through July 31, 2020: Denis Lesiur presented the most recent financial report. Budget is slightly below projection this is due to the additional income of \$2,000 for fence as well the yearly expense for management services under, as contract signed mid-year. Some additional expenses incurred mainly for clubhouse repair to ramp and the additional cleaning of bathrooms due to Covid-19.

Board of Director Nominations/Election: Four positions on the Board was opened for election for one-year terms. The slate of officers being presented are: Linda Widner, President, Chuck Tremann, Vice President, Denis Lesieur, Treasurer and Joanne Davis, Secretary. There were no nominations from the floor. The vote was called, motion was made to approve the slate as presented, the vote passed unanimously.

Election of ARB Members: Chair Joe Lucas presented the list of current ARB members, all wish to continue.

ARB: Joe Lucas mentioned most request are for fences, there has been request for pool. There is currently a fence that has been installed without approval and in violation of the ARB Guidelines. ARB is working with these owners to come in to compliance. It is encouraged that owners reach out to the ARB for any exterior changes they wish to make on their home.

Pool: Due to the late season opening of the pool, Committee extending pool use through Oct. The Pool Vendor will be contracted on a week to week rotation to ensure pool standards kept up for swimming until officially closed. Committee to monitor use and weather for close date timing. One note of concern is when owners are not closing the gate. This is a DHEC rule and if gate not closed could mandate a

closure. There was discussion regarding Fobs and charging owners who may lose and how best to handle the exchange of Fobs when an owner rents out the home.

Clubhouse: There has been a lot less rentals this year due to pandemic, but there is at least one rental scheduled for end of Oct.

Grounds: Denis talked in length about the drainage/flooding issues for the community as it relates to neglected stormwater management. The City has come in and performed emergency clearing of easement area over Fair Spring Drive. All HOA Dry Detention/Retention areas need to be brought into compliance with original structure.

Other Business: The floor was opened for comment.

Joe Lucas encouraged all present to lock your doors, he had witnessed someone being dropped off in the community and it appeared they were looking for unlocked cars. He and his wife did call the police.

There were several questions from owners about IMC and what role we play. Jessica advised she/IMC Rep is out in the community once a week to look for violations against the governing documents. Once a violation is noted a picture is taken and letter sent. IMC will also assist with vendor oversight, assist Board with day to day operations, and be there in an advisory role to the Board.

Owner present made mention that FEMA was changing flood elevations so he encouraged all to review Flood Zone mapping for any changes to homes in Schieveling.

Adjournment: There being no further business, a motion to adjourn the meeting was made at 11:20 AM.

Respectfully submitted,

Jessica Turner, CMCA, AMS
Association Manager
IMC Charleston, LLC